



HAMPTON COURT HOUSE

FARNINGHAM • KENT

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HAMPTON COURT HOUSE

SPAREPENNY LANE • FARNINGHAM • KENT • DA4 0JH

Charming Grade II listed flintstone house with versatile accommodation situated in an elevated position with far reaching views in the popular village of Farningham

Porch, Dining Hall, Drawing Room, Sitting Room, Family Room, Kitchen/Breakfast Room,
Utility Room, Cloakroom, Cellar

Master Suite, 4 Further Bedrooms, Family Bathroom, Shower Room, Store Room

Attractive Landscaped Gardens, Detached Double Garage, Summerhouse, Greenhouse, Timber Shed

In Total approximately 0.7 of an Acre

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DESCRIPTION

Hampton Court House is a distinctive Grade II Listed property dating from the 18th Century with a later extension. The house provides well proportioned and versatile accommodation arranged over two floors together with a cellar. Features include attractive fireplaces, wooden flooring and casement windows, some of which have shutters. The mature gardens provide an attractive backdrop, and there are far reaching views to the front towards the Darenth Valley. Also of note is the benefit of off road parking for a number of cars and a double garage.

Points of note include:

- A porch leads to the dining hall which has a fireplace and an outlook over the front garden and toward the Darenth Valley. There are three further reception rooms including a drawing room with full height arched windows and doors to the side gardens, together with double doors opening to the charming courtyard garden. The family room also has direct access to the garden and both these rooms have fireplaces. The sitting room is double aspect and all four reception rooms provide excellent entertainment areas.
- The well proportioned triple aspect kitchen/breakfast room is fitted with bespoke range of wall and floor cupboards with granite work surfaces, a dresser style unit and a matching central island. Appliances include a four oven Aga, a 5 ring gas hob, integrated microwave, dishwasher and fridge. This room is ideal for informal family living and has views to the front.
- There is a rear hall with flagstone flooring and provides access to a cellar, utility room (with space for various white goods) and a separate cloakroom. There is also a door to the charming courtyard garden.
- Located on the first floor is an impressive master suite comprising a spacious bedroom with far reaching views and a fireplace with duck nest grate, a dressing room with wardrobes and an en suite bathroom featuring a roll top bath.
- There are four further double bedrooms all with attractive views over the garden.
- A family bathroom features a roll top bath and there is a separate shower room and store room with fitted wardrobe cupboards.
- The house is approached over a herringbone drive, set behind a pair of electrically operated gates which provides off road parking. There is a detached garage with electric up and over doors and power and light connected to the front of these gates and a further parking area.
- The well established gardens are a particular feature of the property and comprise areas of lawn with a central path flanked by lavender leading to the front porch. To the side of the house is a formal garden with box hedging and well stocked flower beds. On from here is a garden shed and former greenhouse with cold frames. A pedestrian gate leads to the rear garden which is principally laid to lawn with fruit trees, under planted with spring flowers and bulbs. Adjacent to the rear of the house is a delightful courtyard garden with central rose beds. There is a detached summerhouse with exposed wooden flooring and power and light connected. The total plot amounts to about 0.7 of an acre.

SITUATION

- Hampton Court House is set in an elevated position overlooking the Darenth Valley and located within Farningham village which has a post office, butchers and local shops.
- **Comprehensive Shopping:** Swanley (3 miles), Sevenoaks (14 miles), Bluewater Shopping Centre (8 miles).





- **Mainline Rail Services:** Swanley, Eynsford and Farningham Road to London Victoria. Sevenoaks to Charing Cross/Cannon Street, Waterloo and London Bridge. Ebbsfleet International Station (9.7 miles) to London St Pancras and Paris.
- **Nursery and Primary Schools:** Farningham, Eynsford, Shoreham and Otford.
- **Grammar Schools:** Dartford, Tonbridge Girls and Judd Boys Grammar schools in Tonbridge.
- **Private Schools:** Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.
- **Communications:** The M25 junction 3 is two miles away and provides access to London, Dartford Tunnel, Gatwick, Stansted and Heathrow airports. The A2 provides access into central London and to the O2 arena in Greenwich as well as to Ebbsfleet International Station with its high speed rail links into Central London and into Europe.

DIRECTIONS

From junction 3 of the M25, take the A20 proceeding down the hill towards Farningham. Take the third exit at the roundabout and proceed into Farningham. At the bottom, turn right into Farningham High Street and take the next left hand turning into Sparepenny Lane. Hampton Court House will be found shortly on the right hand side.

SERVICES

Gas fired central heating via radiators. Mains water, electricity and drainage.

OUTGOINGS

Sevenoaks District Council - 01732 227000. Tax band 'H' rates for 2016/2017 - £3,231.92

VIEWING

Strictly by appointment with Savills on 01732 789700. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

IMPORTANT NOTICE

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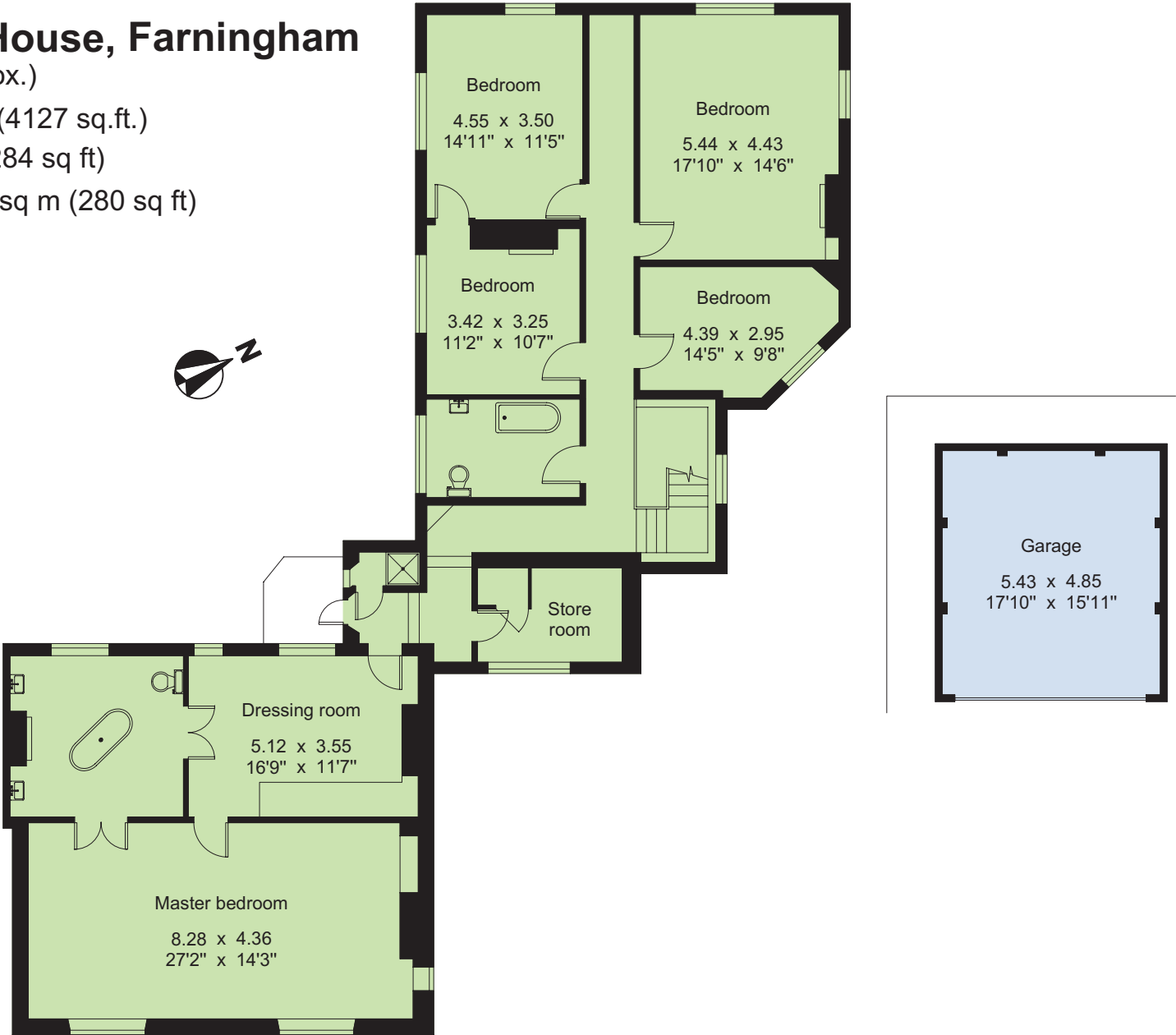
Ground floor

Hampton Court House, Farningham

Gross internal area (approx.)

- House - 383.5 sq.m (4127 sq.ft.)
- Garage - 26.4 sq m (284 sq ft)
- Summerhouse - 26.1 sq m (280 sq ft)

For identification only - Not to scale
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